

HOBERT TASMANIA

Property Magazine

2 February 2024

FREE

PROPERTY
OF THE WEEK

1 Powell Street
Sandy Bay PAGE 2



Edwards Windsor

6234 5500
ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



1 Powell Street Sandy Bay

This charming home is tucked away at the end of a little-known, quiet, street in the midst of some lovingly renovated cottages of a similar vintage, and is ready for the right person to bring it to its full potential. It has one established bedroom; the second has been transformed into a large study with folding French doors but could be easily reinstated.

The cottage boasts many original features including high ceilings and original floorboards. There are multiple living spaces – dining room, study/living room and a very pleasant sunroom.

The kitchen is dated but functional. The bathroom/laundry is home to a claw foot bath and shower; the toilet is separate.

The backyard is a surprise package with its huge lemon tree and garden beds. An old but large workshop takes up some of the space but provides lots of storage if required.



[See more details](#)

\$750,000



If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

The above information is provided as a guide only, and any interested party should undertake their own inquiries as to the accuracy of the information.

For Sale



130 Fairy Glen Road, Collinsvale

Located on approximately 12.7 hectares, this delightful family home offers a modern 3 bedroom and 1 bathroom residence complete with open plan kitchen, dining and lounge. The large fully fenced lawn and garden space are surrounded by paddocks and pastures that flow across the nearby hills and creek. The colours, beauty and space can be loved and appreciated all year around.



\$1,190,000

 3

 1

 10

[See more details](#)



422 Elizabeth Street, North Hobart

A flexible floorplan allows for a 3 or 4 bedroom setup depending on preference of use for the study space, with additional open or study space under the stairs and an incredible area for storage or tinkering with a large workshop at the rear of the property. An unbeatable position, within 30 seconds walk of the North Hobart Restaurant Strip, short commute or within walking distance of Hobart CBD combined with an incredible space for 4 cars (2 undercover) to be parked off street and allow this property to continue to surprise and delight.



\$1,050,000

 3

 2

 4

[See more details](#)

For Sale

312 Elizabeth Street, Hobart

Whilst the home has had some updates, there is still a lot of history on show here. Built in 1900, the property has beautiful high ceilings and original polished floor boards. As you enter the property the first well sized room could either be a second living room or a bedroom depending on your needs. The next two rooms are dining and lounge rooms which lead to the kitchen and laundry at the rear of the property. There is also a second toilet here.

\$950,000



[See more details](#)

8 Ewens Court, Glenorchy

A spacious family home nestled in a quiet cul-de-sac on the hill bordering west moonah, boasting four bedrooms, two bathrooms, and expansive living spaces. Freshly painted inside and out, the home exudes a welcoming ambiance with newly installed blinds and resurfaced wooden floors.

Step outside onto the deck, the perfect spot for a BBQ whilst soaking in the sun. A second covered entertaining area on the side of the house also provides an ideal retreat for relaxation.

\$549,000



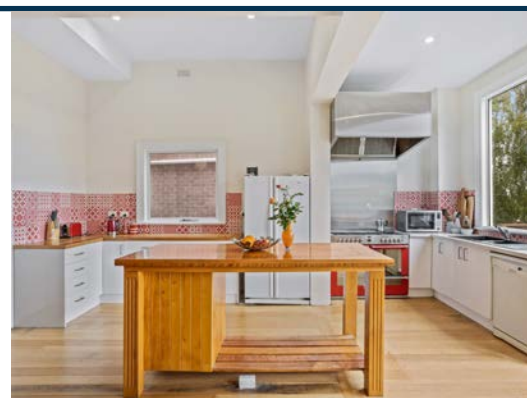
[See more details](#)

6 Swan Street, North Hobart

Built in 1905 and neighbouring its sister houses, this property has loads of historic appeal melded with modern updates and functionality to suit any type of family.

The middle level of the property (which you enter initially from Swan Street) has a large dining or sitting room facing back to the street.

\$1,500,000



[See more details](#)

2A Pioneer Avenue, New Norfolk

Built Circa 1958 this large 4 bedroom 2 bathroom property sits on approx. 880 square metres just mere minutes' walk from the town centre, services, school and amenities. This property offers a unique opportunity for investment and potential for multiple tenancies with the potential for future development (STCA). Or perhaps you are searching for a large family home that offers separate tenantable space or room for mum and dad with level access and great sized bedrooms.

\$500,000



[See more details](#)

For Sale

32 Ferntree Road, Eaglehawk Neck

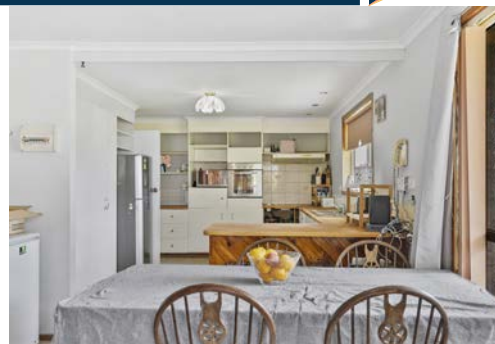
Built circa 1992 and having enjoyed updates since this large 4 bedroom property offers the ideal home for those who wish to avoid the hustle and bustle of the city or escape to the scenic lifestyle on offer in the Tasman Peninsula.

Enjoy a single story, level dwelling that includes an open plan kitchen and dining, spacious lounge and an office/study area with separate laundry. 4 great sized bedrooms all with built in robes and a large bathroom including spa bath, separate shower, vanity and storage.

\$599,990



[See more details](#)



5/165 Campbell Street, Hobart

Leading from communal entry and hallway, down the stairs and into your new studio you shall find open living and bedroom space ready to be transformed to your style and taste. Flowing from here is a neat kitchen with good bench and storage space as well as bathroom that includes shower over rectangular bath, vanity, toilet and laundry connections. At the rear of the property sits a pleasant courtyard allowing a peaceful and private place to relax and unwind after a busy day, sip a cup of coffee, read a book or simply soak up some sun.

\$399,000



[See more details](#)



8 Cranswick Court, Lenah Valley

Enjoy an open plan kitchen and dining space that flows on to the rear deck and into the pleasant backyard. Great sized lounge room and 3 bedrooms, all with built in robes, offers comfort and space for private and family areas. A spacious bathroom containing shower, separate bath and vanity, with a separate toilet and laundry room offering ample storage and convenience.

Offers Over
\$700,000



[See more details](#)



5 Elwood Drive, Lindisfarne

Enjoy a level entry bedroom, bathroom including shower, vanity and toilet and rumpus area on the ground floor giving the perfect teenage (or parents!) retreat. Upstairs awaits kitchen and dining area, lounge space and 3 great sized bedrooms all of which contain built in robes and one with electronic blinds. A modern bathroom including shower, vanity and towel rail with separate toilet and a separate laundry room with storage complete the inside of your new home.

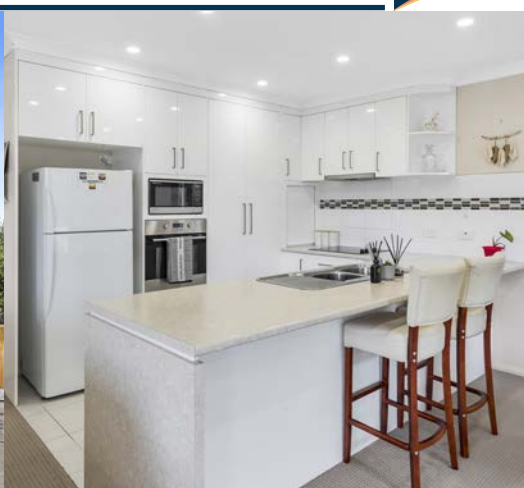
\$740,000



[See more details](#)



For Sale



3/70 Auburn Road, Kingston Beach

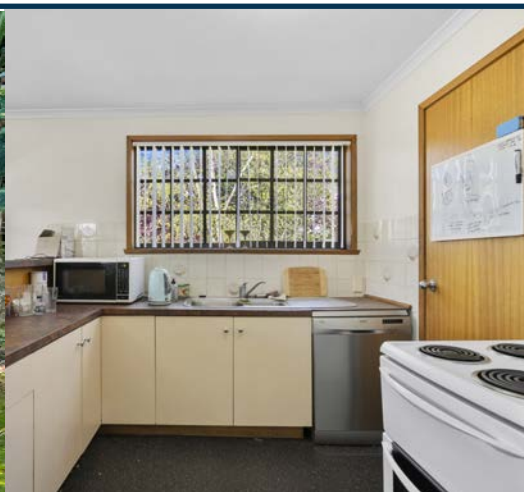
Enjoy an open plan kitchen, dining and lounge area with access to outdoor entertaining deck and brilliant views of Kunanyi (Mount Wellington). The property offers ample warmth and soul with wood heater and heatpump (doubling of course as air conditioner for cooling!), large main bedroom with walk in robe, ensuite including toilet, shower and vanity and access to the deck.



\$650,000



[See more details](#)



1/9a Coolabah Road, Sandy Bay

As you enter the property there are two main bedrooms both with built ins, on the second level is a third bedroom or office space, whichever you require, as well as the bathroom and separate toilet. The top level has a generous sized open plan living and dining area adjoining the kitchen.

Literally everything is a stone's throw away from this unit, Sandy Bay beach is a 12 minute walk away and offers shopping, cafes, a park and a wood fired pizza shop.



\$625,000



[See more details](#)

For Sale



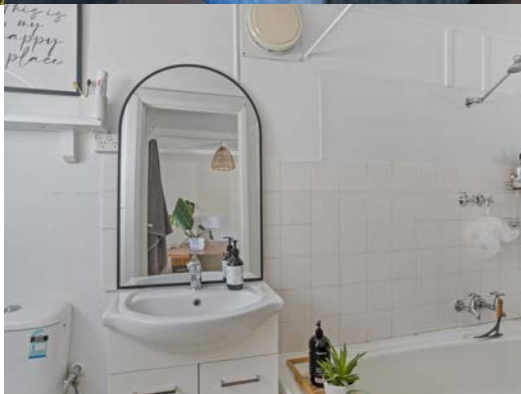
439 Huon Road, South Hobart

A 2 bedroom and 1 bedroom flat split the top level with a 1 bedroom flat covering the ground floor. Each have their own bathroom, kitchen and lounge spaces with two shared laundry spaces for the three of them. An existing separate dwelling offers excellent opportunity for adding a 4th flat with ease (STCA). Off street parking for up to 2 cars is accessible from Wellesley Street, or on street parking with access to the property is available from Huon Road.

Expressions of Interest
Closes 1 Feb 2024



[See more details](#)



1/6 Coventry Rise, Howrah

Completed in 2021, your new home features a ground floor bedroom with built-in robes and access to the yard, creating a perfect space for family and guests with access to a modern bathroom containing a walk-in shower, toilet and vanity. Internal access from the garage and storage in the entry lead on and up the stairs to where the magic in this home truly lies.



Offers Over
\$875,000



[See more details](#)

For Rent

14/415 Elizabeth Street, North Hobart

Idyllically positioned on the cusp of the vibrant North Hobart café strip, this superbly presented, very neat and tidy secure unit will make comfortable living for someone fortunate.

Smart design has created an excellent use of space to ensure a practical functionality for day to day living.

Kitchen has modern hot plates, fridge, plenty of storage cupboards along with a pleasant north facing outlook.



\$430/wk



[See more details](#)

1/33 St Georges Terrace, Battery Point

Older style and spacious 3 bedroom property. Split over 2 freshly painted storeys, there is a large lounge room, kitchen/diner with laundry off and a small sunroom/office at the top of the stairs, brand new carpet throughout.

All 3 bedrooms and living room are huge, and there is a balcony, over looking St Georges Terrace and down to the water.



\$600/wk

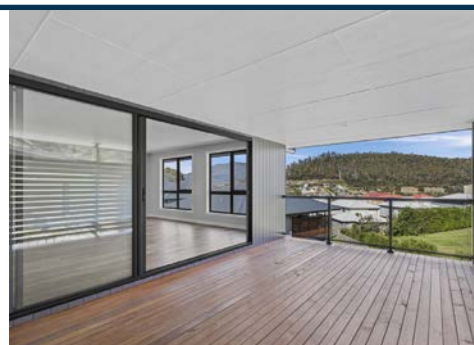


[See more details](#)

26/34 Clinton Road, Geilston Bay

Be the first to live in this Brand New Townhouse which was completed in 2023.

The home comprises contemporary, light, open plan living and kitchen with brand new appliances, heat pump and access to the private entertaining deck. There are three bedrooms, two bathrooms including a master bedroom with ensuite and a single covered carport.



\$620/wk



[See more details](#)

1/515a Huon Road, South Hobart

Features & Benefits

- Quality carpet in bedroom and living room.
- Bedroom has new curtains and blinds along with a large floor to ceiling built-in wardrobe.
- Combined laundry and bathroom with shower, bath, vanity, mirror and toilet.



\$370/wk



[See more details](#)

For Rent

10 Church Street, Hobart

As you enter into the ornate hallway on the ground floor you will find the large formal lounge room with panel heating, separate formal dining room and spacious family kitchen with dishwasher and wood heating. From the kitchen area, you can access the balcony that overlooks the fully enclosed rear yard and there is stairwell access to the lower ground level which houses the second bathroom and the huge laundry/storage area.

Pets may be considered.



\$625/wk



[See more details](#)

1/301 Murray Street, North Hobart

Downstairs you will find the open plan spacious living area with storage cupboards and study nook, modern, functional kitchen with breakfast bar, plenty of cupboard and bench space and fridge, microwave & dishwasher, leading through to the dining area with sliding door access to the private fully fenced courtyard area. On this level there is also the separate laundry and powder room.



\$695/wk



[See more details](#)

14 First Avenue, Midway Point

Perfectly positioned within Midway point, you will be impressed with the space and peaceful back drop of this three bedroom home. The home offers an endless amount of coastal style charm and warmth, allowing you to sit on your expansive rear entertaining area and immerse yourself in a world seemingly far away from the hustle and bustle, but in reality, you are only an approx 20min drive to the city and even closer to conveniences of Cambridge Park Shopping Precinct.



\$470/wk



[See more details](#)

5 Locksley Terrace, Lindisfarne

This wonderfully substantial home is positioned adjacent to bush reserve and takes advantage of the sweeping river views under the canopy of well-established trees and garden.

Offering four large bedrooms with a teenage retreat, the property has plenty of internal and external living space for a busy household.



\$675/wk



[See more details](#)

Edwards Windsor

Sold Smartre
Sale



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89 Brisbane Street, Hobart

Article

The Week In Real Estate

Extract from Issue released 27 January 2024



Where It's Hard To Buy

While there are shortages of listings in many parts of Australia, there are suburbs where no matter where it is in the property cycle it can be hard to buy because owners just won't leave.

According to CoreLogic figures in Sydney, Bonnyrigg Heights is the most tightly held suburb with homeowners keeping their properties for a median of 20.2 years before selling.

Longueville owners stayed put for a median of 17.7 years before selling and in Cabarita in Sydney, they held on for 17.3 years.

In Melbourne, homeowners in Vermont South, in the eastern suburbs, had the longest median hold time of 20.6 years, followed by Caulfield, 20.5 years and Keilor Downs, 19.6 years.

Brisbane homeowners on average were selling their homes after 8.7 years but owners in areas within the western suburbs often kept their properties for twice as long. Middle Park owners stayed put for a median of 19 years while close by in Mount Ommanney it was 18.9 years.

Vacancy Rates Ease

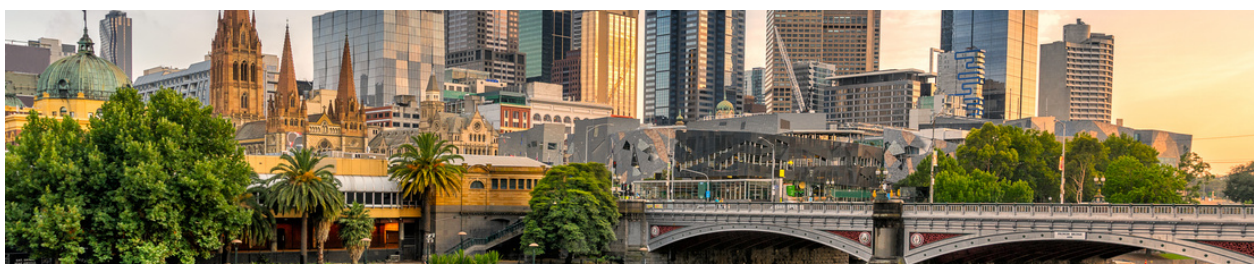
Residential vacancy rates have eased a little in the past month, although still remain extremely low.

New data from PropTrack shows the national vacancy rate rose to 1.12% in December, up 0.05%.

In Perth and Adelaide, vacancy rates are below 1% and at critical levels. Sydney's vacancy rate is now 1.4%, Melbourne 1.2% and Brisbane, 1%. Conditions for renters continue to be tough in Adelaide and Perth, with vacancy rates holding below 0.75 per cent.

PropTrack Senior Economist, Eleanor Creagh, says there was a slight easing in December, but stock is still extremely limited. "Many tenants are likely to be spending an increasing portion of their income on rent, placing pressure on household budgets," she says. Creagh says the small increases in December show vacancy rates are improving.

"Conditions in the rental market are unlikely to deteriorate at the same pace as they did in 2022 and 2023, meaning rental prices could stabilise and increase at a slower rate than the past year."



Medians Have Bounced Back

Price growth in 2023 means Australia has fully recouped any losses from 2022, according to a new report by property analyst Oxford Economics Australia.

It says the national median house price hit a record \$939,000 in December 2023.

Report author Maree Kilroy says total listings for sale are finally starting to lift in Melbourne and Sydney, a trend she expects to continue in the coming quarters. But she says low levels of listings will continue in Perth, Brisbane, and Adelaide, leading to further price growth in those cities.

Kilroy believes predicted interest rate cuts in late 2024, will accelerate broad price growth again and that the pace of unit price growth will be faster than house price growth in the two years to FY2026 as buyers seek out more affordable options.

While gross rental yields have lifted as well as loans to investors, Kilroy says with many state governments increasing charges on residential property investors and targeting the short-stay letting market, she believes the chances of rental supply increasing significantly are low.

For Lease

24 High Street, New Norfolk

Previously occupied by ANZ is now available for lease. It offers high vehicle and foot traffic, ideal for retail, showroom or office use.

The land area is approximately 347sqm and the floor area is approximately 140sqm, with 5 carparking spaces at the rear.



\$19,500p.a +GST
+ Outgoings



140

ZONE Office

[See more details](#)

30 Collins Street, Hobart

This split level office space offers ground floor street frontage and is close to Hobart's Royal and Private Hospitals.

Only a short walk from the CBD, and approximately 45sqm with kitchenette and bathroom.



\$18,000 p.a



45

ZONE Office

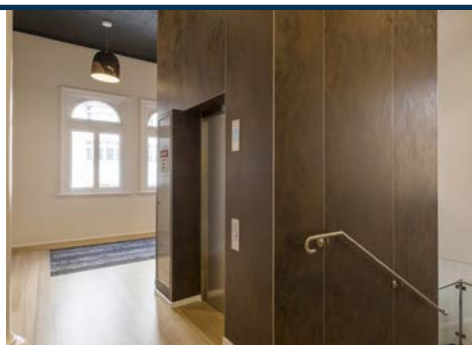
[See more details](#)

9 Elizabeth Street, Hobart

The landmark Hobart GPO, located in the heart of the Hobart CBD.

This refurbished office provides a character office tenancy, with an area of approximately 121sqm.

The tenancy has its own kitchen facilities, is air conditioned and has plenty of natural light.



\$48,000 p.a +gross
+GST



121

ZONE Office

[See more details](#)

77 South Arm Road, Rokeby

The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for onsite signage to promote your business.



\$28,000 p.a +gross
+GST



105

ZONE Industrial / Warehouse

[See more details](#)